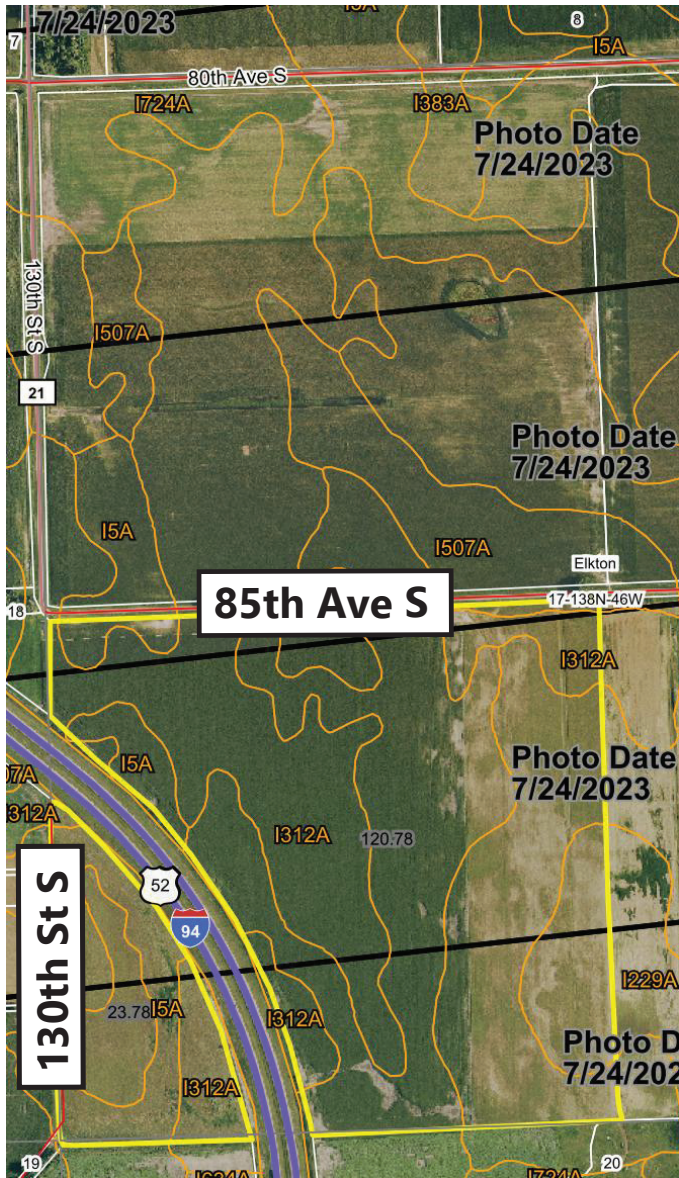


For Sale Clay County, MN Farm Land

SW ¼ Less 14.30 Ac. HWY Section 17-138-046

Approximately 145.70 Acres +-

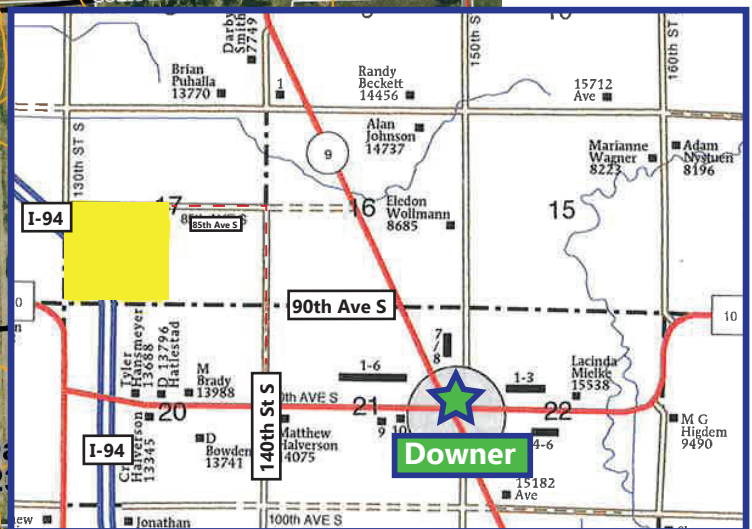


Total Acres: 145.70 +-
Weighted Average Productivity: 85.2%
2025 R.E Taxes: \$6,532.00

Tillable Acres: 79.85 +-
CRP Acres: 40.93 +-
Annual Payment: \$5,222.00
CRP Expires 2031

West of I-94 CRP Acres: 23.78 +-
Annual Payment: \$2,384.00
CRP Expires 2030

Directions: From I-94 and the Downer, MN Exit, go East ¾ mile to 140th St. South. Then go 1 mile North to 85th Ave South. Finally, go ½ mile West and you are at the NE corner of the property.



*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. ALL information is subject to change without further notice.

Steve D. Johnson
Real Estate Broker
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steve@johnsonauctionandrealty.com

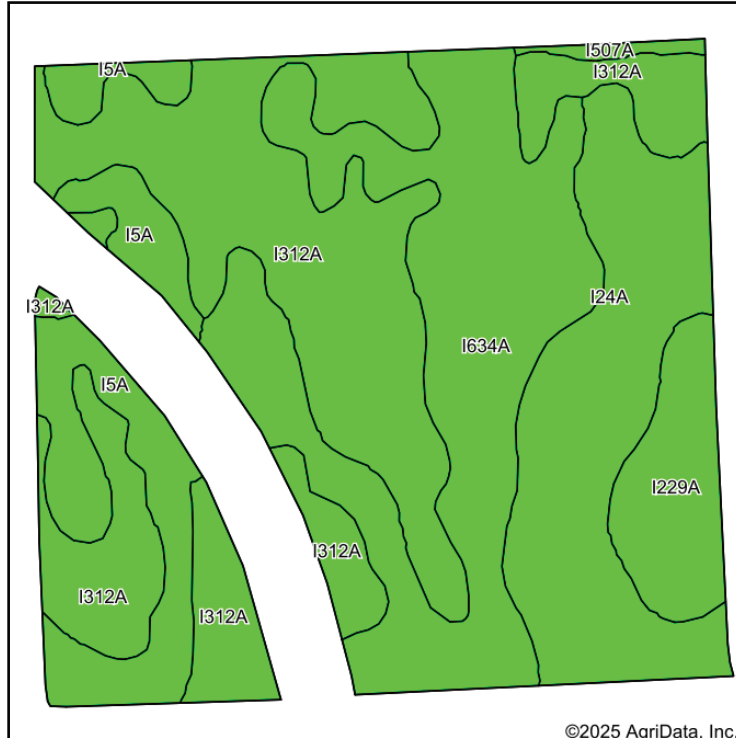


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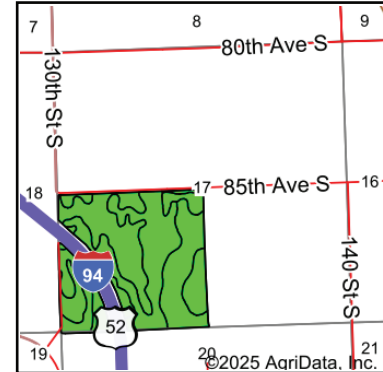
For Sale Clay County, MN Farm Land

SW ¼ Less 14.30 Ac. HWY Section 17-138-046

Approximately 145.70 Acres +-



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Clay**
 Location: **17-138N-46W**
 Township: **Elkton**
 Acres: **144.56**
 Date: **10/16/2025**



Maps Provided By:



Area Symbol: MN027, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	52.11	36.0%		IIIe	77	44
I634A	Augsburg silt loam, 0 to 1 percent slopes	39.33	27.2%		IIw	90	49
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	26.28	18.2%		IIs	88	50
I5A	Borup loam, 0 to 1 percent slopes	17.08	11.8%		IIw	90	45
I229A	Fargo silty clay, 0 to 1 percent slopes	8.92	6.2%		IIw	94	51
I507A	Glyndon loam, 0 to 2 percent slopes	0.84	0.6%		Ile	89	52
Weighted Average					2.36	85.2	*n 47

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



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